



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Zoning Board of Adjustment

February 23, 2016

7:30 pm @ Community Development Office

Agenda

1. Call to Order

2. Public Hearing

Lot 21-Z-268, Case #1-2016

Applicant – Joseph Maynard/Benchmark Engineering, Inc.

Owner – The Carr Hill Family Trust

Location – 25A Cobbetts Pond Road

Zone- Residence A and Cobbetts Pond & Canobie Lake Watershed Protection (CPCLWP).

Variance relief from the following section of the Town of Windham Zoning Ordinance and Land Use Regulations is requested to construct a new dwelling, garage and screen room:

Section 406.2 to expand the volume from 27,720 cu. ft. to 35,256 cu. ft.

Section 405.5 to allow some of the new structures to not conform to the required setbacks.

Section 702, App. A-1 to allow a side setback of 20 ft. where 30 ft. is required, to allow a rear/lake setback of 35 ft. where 50 ft. is required, to allow the lot to be 21,652 sq. ft. where 50,000 sq. ft. is required, to allow a frontage of 147 ft. where 175 ft. is required, to allow a rebuilt screen room to remain 6 ft. from the high water mark where 50 ft. is required.

Lot 18-L-475, Case #3-2016

Applicant/Owner- Blaise Coco

Location – 43A Woodvue Road

Zone – Residence A, Cobbetts Pond and Canobie Lake Watershed Protection District.

Variance relief from the following section of the Town of Windham Zoning Ordinance and Land Use Regulations is requested to enlarge a two (2) bay garage that is under construction, to a three (3) bay garage.

Section 702 App. A-1 to allow the garage to be 18 ft. from the side lot line, where 30 ft. is required.

Lot 2-B-754, Case #4-2016

Applicant/Owner –Jeff Viens

Location – 29 Nottingham Road

Zone -Rural, Wetland & Watershed Protection District

Variance relief from the following section of the Town of Windham Zoning Ordinance and Land Use Regulations is requested to allow a 26'x 22' attached family room built in 2002, with a building permit, to remain in the WWPDP.

Section 601.3 to allow the family room to remain in the WWPDP where no building is allowed.

3. Review and approval of draft minutes of 1-12-2016, 1-26-2016 & 2-9-2016

4. Adjournment

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; open Monday – Friday, 8 AM – 4 PM.